



Front of House

RESIDENTIAL Received, read & acknowledged, 1 page: Condo

List Price
\$290,055
Status
New

DocuSigned by:

Donald C Kallenberg Jr

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3/10/2016

Virtual Tour Link
Virtual Tour



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03/09/2016

Print/email this listing:

3290 MAGUIRE WAY**Unit: 208****DUBLIN, CA 94568****MLS Number: 40731799****One Story****Area: 4100****Orig. Price: \$290,055****Sold Price:****DMLS: 0****CDMLS: 0****List Date: 3/9/2016****Off Mkt Date:****Pend Date:****COE Date:****PROPERTY INFORMATION AND PUBLIC REMARKS**

Bedrooms: 1 **Yr Blt:** 2004 **Garage:** No
Baths/Par: 1 / 0 **Age:** 12 **Spaces:** 1
Sq Ft: 840 **Acres:** 0.00000 **Fireplaces:** 0
Source: Public Records **Lot SF:** 0 **Pool:** Yes
D/N/S: THE TERRACES **Total Rms:** 3
Bldr/Arch: Toll Brothers **New Subdiv:**
Model: Leon **List \$/SqFt:** \$345
 Great kitchen w/granite, gas range, microwave, dishwasher. Big bedroom, walk-in closet, big bath w/separate tub & shower. Interior laundry. Includes all appliances. Patio overlooks park. Resort style community w/fitness center, pool, hot tub. BMRBelow Market Rate Income max: 1pp<\$78,550, 2pp<\$89,750

COMMON PROPERTY AND HOA INFORMATION

No. of Units: 626 **Complex:** THE TERRACES
Unit's Floor: 2 **Type Own:** %OwnOcc: 70 **TIC%:**
PETS: Allowed - Yes, Number Restrictions, Size Restrictions
UNIT FEATURE: Elevator Building, Levels in Unit - 1
HOA?: Yes **Name:** MASSINGHAM & ASSOCIATES 925-405-4900
Fee: \$ 324 **Monthly:** **Litigation:** No **Trans Fee:** Paid by Buyer
HOA AMENITIES: Club House, Gym/Exercise Facility, Pool, Security Gate, Spa
HOA DOCUMENTS: Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs
HOA FEES INCLUDE: Common Area Maint, Exterior Maintenance, Reserves, Trash Removal

New Sbdv: BMRBelow Market Rate Income max: 1pp<\$78,550,
Sales Ofc:

SHOWING AND LISTING INFORMATION

Confid. Showings ONLY noon-2p Sunday. Call LA by Saturday night 4 appt. BMR unit. Income, asset & resale restr. Must be owner occup.
Remarks: 1p<\$78,550 2pp<\$89,750 Assets over\$30k reduce max income limit. Pix when owner lived here not Tenant
Occ. By: Tenant **Name:** Mike **Occupant Phone:** **Supra**
Show Info: Call Listing Agent **24 Hr. Notice Req'd?** Yes **Box?:** No
Directions: Dublin Blvd/L Keegan/L Maguire **Cross St:** Keegan **Associated Docs Available:** 0

List Type: Excl Right **Comp Selling Ofc:** 2.5**Dual/Variable:** Yes**Listing Service:** Full Service**List Ofc:** Realty ONE Group BMC Assoc. - Off: 800-4489806**LA-BRE#** 01363932**Special Info:** None**List Agt:** Vickie Nagy - Agt: 925-407-7987**Listing Broker BRE Number** 01522885**Agent Hit Count:** 0**Co-List:**

Vickie@Vickiesellshomes.com

Client Hit Count: 0**Zoning:** 1004**APN:** 985004502000**Census Tract:** 4507.50**Point of Sale Ord.:** No**City Transfer Tax:** No**OTHER FEATURES****BATH-MASTER INCLUDES** Stall Shower, Tile, Tub**COOLING** Central 1 Zone A/C**CONSTRUCTION STATUS** Existing**DISABLED FEATURES** None**DISCLOSURES** None, Other - Call/See Agent**EQUIPMENT ADDITIONAL** Dryer, Fire Sprinklers, Washer, Water Heater Gas, Window Coverings**EXTERIOR** Stucco**FIREPLACES** None**FLOORING** Tile, Vinyl, Wall to Wall Carpeting**FOUNDATION** Other**GARAGE/PARKING** Below Building Parking**HEATING** Forced Air 1 Zone**SOLAR** None**INSPECTIONS/REPORTS** None**KITCHEN FEATURES** Breakfast Bar, Counter - Tile, Dishwasher, Garbage Disposal, Gas Range

/Cooktop, Microwave, Refrigerator

LAUNDRY Dryer, Washer, In Unit**LEVEL - STREET** None**LEVEL - UPPER** 1 Bedroom, 1 Bath, Laundry Facility, Main Entry**LOT DESCRIPTION** No Lot**POOL** Community Fcly**POSSESSION** COE**ROOF** Tile**ROOM - ADDITIONAL** No Additional Rooms**STYLE** Mediterranean**TERMS** Cash, Conventional**WATER/SEWER** Sewer System - Public, Water - Public**VIEWS** Park**YARD DESCRIPTION** No Yard**School Dist:** Dublin (925) 828-2551**Elem:** Call School District**Jr Hi:** Call School District**Sr Hi:** Dublin High**Sold By:****Sale Price:****Sale \$/Orig \$:****Sale \$/Last \$:****%****List \$/SF:** \$ \$345**Sale \$/SF:** \$**CDMLS:** 0**CDOM:** 0**Concession:****Sold Agent BRE#:****# of offers:****Sale Terms:**

Prepared By: Vickie Nagy

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